

STATE OF WISCONSIN : CIRCUIT COURT : WAUKESHA COUNTY  
U.S. BANK NATIONAL ASSOCIATION, CASE NO.: 11-CV-3582  
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

ANDREW A. VALLOZZI III a/k/a ANDREW  
ARTHUR VALLOZZI III, and  
AMY M. VALLOZZI, et. al

Defendants.

RECEIVED  
2013 FEB -1 AM 10:54  
WAUKESHA SHERIFF  
PROCESS DIVISION

By virtue of a Judgment of Foreclosure made in the above entitled action on 5/7/2012, in the amount of \$393,725.55, I will sell at public auction at the Lobby of the Sheriff's Department Justice Center, 515 West Moreland Boulevard City of Waukesha, County of Waukesha, State of Wisconsin on 3/27/2013, at 10:00 AM all of the following described mortgaged premises, to wit:

Lot One (1), of Certified Survey Map No. 1454, recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin on September 24, 1971 in Volume 9 of Certified Survey Maps on Page 350 as Document No. 798318, located in the Southeast One-quarter (1/4) of Section Fourteen (14), Township Six (6) North, Range Seventeen (17) East, in the Town of Ottawa, Waukesha County, Wisconsin.

The above property is located at: S37 W35453 County Road D, Ottawa, WI 53118

Tax Key No.: OTWT 1640 993 002

TERMS OF SALE: Cash

DOWN PAYMENT: 10% of amount bid by cash or cashier's check due at time of sale. Balance of purchase price must be paid within ten (10) business days after confirmation of the sale.

This property is sold "as is" subject to all legal encumbrances and any outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of title evidence.

Dated this 26th day of February, 2013, at Waukesha, Wisconsin.

/s/Daniel J Trawicki

Daniel J. Trawicki

Daniel J Trawicki

SHERIFF OF WAUKESHA COUNTY, WI

KOHNER, MANN & KAILAS, S.C.  
Attorneys for Plaintiff  
4650 N. Port Washington Road  
Milwaukee, WI 53212  
PH: (414) 962-5110

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we are attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.